

FALLBROOK COMMUNITY PLANNING GROUP

Land Use Committee

Meeting of April 14, 2015

Chairman Jack Wood called the meeting to order at 10:00 a.m. following 9:00 a.m. site visits, April 14k, 2015. Those present at the meeting were Roy Moosa, Jeff Marchand, Jerry Kalman, Anne Burdick, Ike Perez, and Jackie Heyneman

1. Open forum. Opportunity for members of the public to speak to the Land Use Committee on any subject matter within the committee's jurisdiction but not on today's agenda. Three Minute limitation. Non-voting item, no discussion.

Three Fallbrook residents were present to present their concern regarding a Negative Declaration to be considered by the Planning Commission. This Negative Declaration could override the denial recommended by the FCPG for a proposal by Pacifica Estates. The denial was mainly based on excessive grading unduly changing the topography moving some 80,000 cubic yards of soil violating The Fallbrook Community Plan. Also-traffic concerns.

Mr. & Mrs. Denny Lindeman presented their concerns regarding conclusions that were reached in the drainage study for that proposal. Noting it edges on a 100 year flood plain the assertions that the flow of water is east to west is totally inaccurate. The flow is from northeast to Southwest leading to a culvert under Stagecoach.

His concern was that the 20'+ height of the 2:1 slope which his experience told him were not a stable basis for the proposed homes to be built on, but also the certainty that homes on Summerhill will be adversely affected by the inaccurate assumptions that proper grading could even remotely be able to divert water flow away from the Summerhill homes, especially in this unpredictable area.

Dave Green, also a resident in the Summerhill area, made similar observations and concerns adding Pepper Tree Lane as well would be adversely affected. Additionally he felt that the major access off of South Mission Rd. was a traffic hazard. Noting that the access road off and on to South Mission was between Stagecoach and Sterling Bridge, it necessitates a U turn at Sterling Bridge to go South and requires vehicles coming from the north to make a U turn at Stagecoach Lane to enter the project. He felt the short distance between the two cross streets with signal lights was an issue.

Mr. Zimmerlee, also a resident on Summerhill objects vehemently to the grade that Summerhill residents would see, a 20'+ slope. He commented the 100 year flood plain term is now termed "sensitive water drainage".

He supported concerns regarding traffic issues adding that a North County Transit bus stop also exists between the 2 signal lights. He felt the U turn situation was a real problem.

The resident were invited to present their concerns to the full Planning Group on April 20th.

2. Approval of the minutes for the meeting of February 10, 2015

Jerry Kalman moved to approve the minutes as presented. Motion passed unanimously.

3. My name is Cody Harrison and I am working with Frank Golbeck of 940 Santa Margarita Drive. Basically we'd like to build a little hobbit house on his property. We'd like it to use all locally sourced materials, capture and treat its own water, produce more energy than it consumes etc. We also plan to put all the CAD designs, construction details, bill of materials, - basically everything someone would need to replicate the home – online for free under a Creative Commons open source license. Cody Harrison, charrison@coron-enterprises.com Land Use Committee. Community input. Voting item (3/19)

Mr Harrison did not appear.

4. **TPM 21222 Request to subdivide the 3.71 acres located at the south west corner of Palomino and Morro roads (893 Palomino road) into two lots for two single family dwelling units. Owners Scott and Cindy Beebe. Contact person Cindy Beebe. 760- 908-3899, cindybeebe@yahoo.com County Planner Marisa Smith 858-694-2621, Marisa.smith@sdcounty.ca.gov. Land Use Committee. Community input. Voting item. (3/25)**

Cindy Beebe presented the plan. They would retain 1.234 acres with the second lot being 2.317 acres. Entrance will be from the private drive that enters the property from Palomino Rd. Anne Burdick asked if the drainage area on the extreme west side of the property would be an issue. This would not be disturbed as it is west of the building site.

Roy Moosa moved to approve the proposal. The motion passed unanimously

5. AD 15007 Request for an Administrative Permit for a 2nd dwelling unit on the 1.34 acres located at 3330 Gigi Court. 127-39-329. Owner James and Maureen Russell, 951-775-4312, jrussell0831@gmail.com. Contact person Dan Peled, 858-229-7897, dpeled@san.rr.com. County planner Benjamin Mills, 858-495-5234, Benjamin.Mills@sdcounty.ca.gov. Land Use Committee. Community Input. Voting items (3/25)

Mr. Russell presented the plan to add 600 sq ft to an existing 400 sq ft (previously permitted) equally 1050 sq ft meeting the limitation for a second dwelling. Like other homes in the area, there is a casita. It does not have a kitchen. Roy Moosa moved to approve the proposal. The motion passed unanimously.

Respectfully,

Jackie Heyneman

